

**ORDINANCE NO. 000420-57**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**A 17.990 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WILLIAM CANNON LEAGUE AND THE SANTIAGO DEL VALLE GRANT, AND LOT 1, AMFCU STASSNEY ADDITION, FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT AND GENERAL OFFICE (GO) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT, LOCALLY KNOWN AS 500-1100 EAST STASSNEY LANE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from Neighborhood Commercial (LR) district and General Office (GO) district to Community Commercial-Conditional Overlay (GR-CO) combining district on the property described in File C14-99-2037, as follows:

A 17.990 acre tract of land out of the William Cannon League and the Santiago Del Valle Grant in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Lot 1, AMFCU Stassney Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 96, Page 19, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 500-1100 East Stassney Lane, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "D".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. There shall be no vehicular access from the Property to IH-35. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

2. The following uses of the Property are prohibited:

Automotive Sales  
Automotive Repair Services

Automotive Rentals  
Pawn Shop Services


Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the Community Commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.


**PART 4.** This ordinance takes effect on May 1, 2000.


**PASSED AND APPROVED**

\_\_\_\_\_, April 20, 2000

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Kirk Watson  
Mayor

**APPROVED:**   
Andrew Martin  
City Attorney

**ATTEST:**   
Shirley A. Brown  
City Clerk

FIELD NOTES  
FOR

17.990 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE WILLIAM CANNON LEAGUE AND THE SANTIAGO DEL VALLE GRANT IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 7.937 ACRE TRACT OF LAND AND A PORTION OF THAT CERTAIN 13.356 ACRE TRACT OF LAND CONVEYED TO STASSNEY HEIGHTS, LTD. BY INSTRUMENT RECORDED IN VOLUME 13329, PAGE 3302 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF MIRA DRIVE, A 70 FOOT WIDE RIGHT-OF-WAY VACATED BY CITY COUNCIL ORDINANCE NO. , THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pipe found at the Southwest corner of said 7.937 acre tract, being in the North r.o.w. line of Little Texas Lane, for the Southwest corner and PLACE OF BEGINNING hereof;

THENCE along the Westerly line of said 7.937 acre tract, N 51°45'45" E for a distance of 508.37 feet to a 1/2 inch iron pipe found at the Northwest corner of said 7.937 acre tract, being in the South r.o.w. line of East Stassney Lane, for the Northwest corner hereof;

THENCE along the Northerly line of said 7.937 acre tract, being along the South r.o.w. line of East Stassney Lane for the following courses:

S 46°36'50" E for a distance of 174.17 feet to a 1/2 inch iron pipe found at a point of curve

Along a curve to the left whose radius is 1060.00 feet, whose arc is 347.16 feet and whose chord bears S 55°58'47" E for a distance of 345.61 feet to a point on a Zoning Division Line as established by City Council Ordinance No. 740801-E dated August 1, 1974;

THENCE along said Zoning Division Line for the following courses:

S 47°23'45" E for a distance of 121.38 feet to a point of curve

Along a curve to the left whose radius is 1000.00 feet, whose arc is 205.08 feet and whose chord bears S 52°46'15" E for a distance of 204.72 feet to a point of tangency

S 59°08'45" E for a distance of 1200.00 feet to a point in the North line of Lot 1, AMFCU Stassney Addition, a subdivision recorded in Plat Book 96, Page 19 of the Plat Records of Travis County, Texas, for the Northeast corner hereof:

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THENCE along the North line of said Lot 1, N 84°57'45" W for a distance of 289.17 feet to a 1/2 inch iron pin found at the Northwest corner of said Lot 1, for an Easterly inside ell corner hereof;

THENCE along the West line of Lot 1, S 05°11'00" W at a distance of 313.85 feet passing the Southwest corner of said Lot 1 and continuing for a total distance of 318.84 feet to a 1/2 inch iron pin found at the Southeast corner of said 13.356 acre tract, being in the North r.o.w. line of Little Texas Lane, for the Southeast corner hereof;

THENCE along the South line of said 13.356 acre tract, being along the North r.o.w. line of Little Texas Lane for the following courses:

N 84°47'50" W for a distance of 93.71 feet to a 1/2 inch iron pin found at a point of curve

Along a curve to the right whose radius is 963.69 feet, whose arc is 417.88 feet and whose chord bears N 72°18'30" W for a distance of 414.62 feet to a 60-d nail found

N 59°53'30" W for a distance of 10.54 feet to a 1/2 inch iron pin found at the Southeast corner of Williamson Creek Cemetery, for a Southerly corner hereof;

THENCE along the East, North and West lines of said Williamson Creek Cemetery, being along the Southerly line of said 13.356 acre tract for the following courses:

N 58°20'40" E for a distance of 220.38 feet to a 60-d nail found

N 18°59'40" E for a distance of 5.73 feet to a 1/2 inch iron pin found

N 29°38'05" E for a distance of 292.08 feet to a 3/8 inch iron pipe found

N 59°15'25" W for a distance of 306.79 feet to a 60-d nail found

S 28°08'55" W for a distance of 296.36 feet to a 1/2 inch iron pin found

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S 21°35'45" W for a distance of 195.60 feet to a 1/2 inch iron pin found at the Southwest corner of said Williamson Creek Cemetery, being at a Southerly corner of said 13.356 acre tract, being in the North r.o.w. line of Little Texas Lane, for a Southerly corner hereof;

THENCE along the South line of said 13.356 acre tract, the South line of said vacated Mira Drive and the South line of said 7.937 acre tract, being along the North r.o.w. line of Little Texas Lane for the following courses:

N 59°53'30" W for a distance of 7.23 feet to a 1/2 inch iron pin found at a point of curve

Along a curve to the right whose radius is 684.81 feet, whose arc is 359.18 feet and whose chord bears N 44°51'45" W for a distance of 355.08 feet to a 1/2 inch iron pipe found

N 29°41'30" W for a distance of 8.01 feet to a 1/2 inch iron pipe found at a point of curve

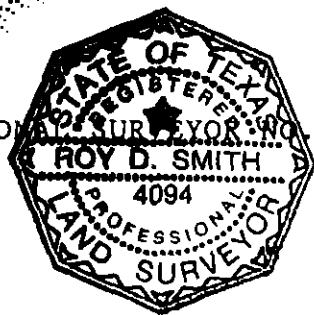
Along a curve to the left whose radius is 744.60 feet, whose arc is 393.59 feet and whose chord bears N 45°00'40" W for a distance of 389.02 feet to a 1/2 inch iron pin found

N 60°08'15" W for a distance of 695.45 feet to the PLACE OF BEGINNING and containing 17.990 acres of land, more or less.

SURVEYED BY:  
ROY D. SMITH SURVEYORS, P.C.

*Roy D. Smith*

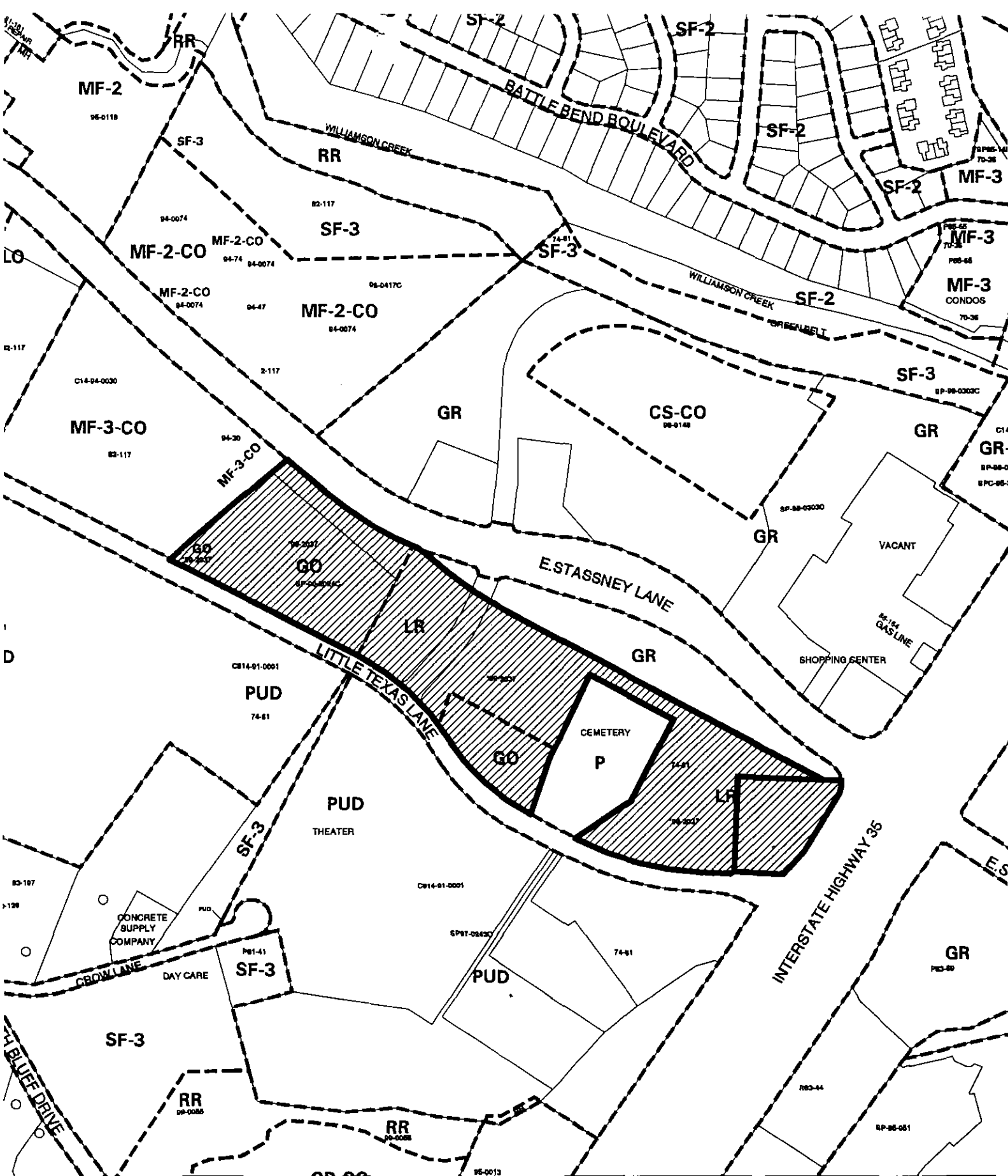
ROY D. SMITH  
REGISTERED PROFESSIONAL  
August 23, 1999



4094

Job No. 2276

00042-77



 1" = 400'	SUBJECT TRACT		<b>ZONING</b>	CITY GRID REFERENCE NUMBER <b>G16,H16</b>
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: T.LACKEY			
<b>CASE #:</b> C14-99-2037			<b>DATE:</b> 00-03	
<b>ADDRESS:</b> 500-1100 E.STASSNEY LA.			<b>INTLS:</b> TRC	
<b>SUBJECT AREA (acres):</b> 19.890				